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BILL GARRETT, Davidson County
Trans:T20160020945 DEEDWARR
Recvd: 03/15/16 08:28 2 pgs
Fees:13.00 Taxes:1439.30
20160315-0024269

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Candace Hooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace M. Hooker	SWBC Mortgage Corporation	091120017.00
(NAME)	(NAME)	
4401 Illinois Avenue	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Toni J. Rothfuss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Candace M. Hooker, a single woman** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 302, 304 AND 306 OF BLOCK NO. 43 IN PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE.

SAID THREE LOTS ARE SITUATED ON THE SOUTHEAST CORNER OF ILLINOIS AVENUE AND THIRD STREET AND FRONT TOGETHER ON THE SOUTH SIDE OF SAID AVENUE EIGHTY FEET AND FIVE INCHES AND FROM THAT FRONT RUNS BACK SOUTHWARDLY BETWEEN PARALLEL LINES AND ALONG SAID THIRD STREET ONE HUNDRED FIFTY (150) FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS BY DEED DATED JUNE 24, 2005 FROM THOMAS H. WARE, ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF ERIN M. JONES, DECEASED OF RECORD IN INSTRUMENT NO. 20050701-0076159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 4401 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14th day of March, 2016.

Toni J. Rothfuss

State of Tennessee
County of Davidson

Personally appeared before me Toni J. Rothfuss, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Hooker

